

From: planning@grey.ca
Sent: Thursday, September 14, 2023 2:50 PM
To: CBO - Karl Schipprack; Britney Becker; Sarah Bothman; Notice
Subject: County comments for ZA28.2023 Wright

County comments for ZA28.2023 Wright



Hello West Grey,

Please note that County staff have reviewed Zoning application ZA28.2023 Wright - Blair and Miranda Wright.

The subject lands are designated 'Agricultural' and 'Hazard Lands.' Additional Residential Units are permitted on Agricultural lands, outside of the Hazard Lands, provided any new unit is located within the existing farm cluster. The proposed unit is located within the farm cluster and County staff have no concerns in this respect.

The subject property is designated 'Aggregate Resource Area' in Schedule B, and is located next to a property containing an active 'Mineral Resource Extraction Area' (licensed gravel pit). Section 5.6.2(6) of the OP states:

6) Outside of settlement areas, on areas within 300 metres of Mineral Resource Extraction land use type on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development would not prevent or hinder the expansion or continued use of aggregate operations, or which would be incompatible for reasons of public health, public safety, or environmental impact.

'Additional Residential Units,' are considered an 'agricultural use,' when located on a farm. Furthermore, the boundary of the licensed pit operation is approximately 450 meters from the proposed building envelope. Therefore, the County generally has no concerns in this respect.

Grey County Ecology staff have reviewed the subject application and provided the following comments:

In reviewing the proposal, the subject property contains potential Habitat of Threatened or Endangered Species, Significant Woodlands, potential Fish Habitat and a watercourse. Additionally, the property is considered a Significant Groundwater Recharge Area and an area that may influence Highly Vulnerable Aquifers. Given the proposed development is restricted to the previously disturbed field and not within the natural heritage features or their adjacent lands, County staff have no concerns with the proposed development from a natural heritage perspective at this stage. Please note it

is the responsibility of the applicant to ensure endangered and threatened species has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for information on endangered and threatened species.

County staff have no further comments at this time.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON